

Draft of 5/4/16

Chadds Ford Township
Delaware County, PA

Planning Commission Meeting
Wednesday, April 13, 2016
7:00PM

Call to Order

The Planning Commission meeting was called to order at 7:00PM. Chairman Craig Huffman, Vice Chairman Tom Singer and Commissioner Valerie Hoxter were present. Also present were Ms. Amanda Serock, Manager, Mr. Michael Maddren, Township Solicitor, Mr. Patrick McKenna, Planning Commission Solicitor, Mr. Michael Schneider, Township Engineer and Mr. Matt DiFilippo, Township Secretary and Assistant to the Manager. Mr. Tom Kerwin, Commissioner and Mr. Bill Mock, Commissioner were absent. Thirty (30) people from the public were present.

Approval of Minutes

Chairman Huffman's motion to approve the minutes of March 9, 2016 was seconded by Vice Chairman Singer with an amendment to page two (2) under New Business: PRD Application, Harrier LLC, adding, "and will remain as additional open space," and passed unanimously.

Old Business: Zoning Map Amendment, PBC to PBC1, Harrier, LLC Oakland Road

Larry Strohm, attorney representing the applicant, Jim Sipala of KIA dealerships, along with Lisa Thomas, landscape architect, and Kumar Ahmad, engineer, presented a sketch plan of a proposed KIA dealership along Wilmington Pike (US Route 202) adjacent to Oakland Road. The application currently in front of the Board of Supervisors is an application to re-zone the tract from PBC to PBC-1 to allow for an automobile dealership by conditional use on the site. Mr. Strohm reported that KIA Corporate would compromise on rear and side elevation changes, but not front elevations. He also stated that Mr. Robert Wise, a historic architectural designer hired by the applicant as a consultant could not make an appearance but had incorporated his comments into the sketch design. Lisa Thomas, landscape architect, presented the sketch plan, described the overall site and commented in more detail on the following: retaining walls, stormwater basins, tree plantings, LED lighting, front parking lots for display cars and elevations.

Chairman Huffman asked for clarification on the curb cuts representing the entry and exit ways into the dealership expressing concern, which Mr. Strohm, attorney for the applicant responded would be dealt with at the conditional use stage of the application depending on whether or not the zoning change happens. Vice Chairman Singer and Chairman Huffman both expressed concern about building a deceleration lane, which Mr. Strohm responded would also be taken into consideration. Commissioner Hoxter asked for further clarification about the parking area and areas designated for display cars. Both Mr. Strohm and Ms. Thomas responded counting the spaces and indicating which spaces

would be used for display cars. Commissioner Hoxter also inquired about stormwater management and whether or not any other variances would be requested. Ms. Thomas pointed out proposed stormwater management areas and Mr. Strohm responded that at this point in time no other variances were necessary.

Kumar Ahmad, engineer for the applicant, presented the grading of the site and explained in further detail the retaining walls. Commissioner Hoxter inquired about the lighting and how it would affect the neighbors. Ms. Thomas responded that plenty of light pollution protection was being offered through tree plantings, use of LED bulbs and light shielding.

Susan Darrell, Brintons Bridge Road, expressed concern about fill and underground springs where she gets her drinking water.

Bruce Prabel, Heyburn Road, inquired about impervious coverage of the site, stormwater runoff and entrances and exits into the site. Mr. Strohm and Mr. Ahmad both responded citing the coverage, that most of the stormwater empties into the Chester Creek and that the entrances and exits into the site would be considered.

Chairman Huffman and Vice Chairman Singer both inquired about the steep slopes on the site and how they will be cut and filled, which Mr. Ahmad responded that most likely cut rather than filled.

Commissioner Hoxter inquired about sewer for the property to which Mr. Ahmad responded that onlot septic would be provided since public sewer wasn't available.

Susan Darrell, Brintons Bridge Road, expressed concern about a sewer system next to her underground drinking springs. Mr. Ahmad assured her DEP regulations would be followed.

Chairman Huffman reviewed the entirety of the project and emphasized that a fully engineered plan would be nice to see so the Township knows what will actually be built on the site, before the Planning Commission can call the zone change to a vote and recommend anything to the Board of Supervisors.

Mr. Strohm and Chairman Huffman concurred that Mr. Strohm would discuss with his client the possibility of providing fully engineered plans and return to next month's Planning Commission meeting.

Old Business: SALDO/ Conditional Use Applicaton, Concord Realty, Subaru Dealership, 1713 Wilmington Pike

Mr. Lee Stivale, attorney for the applicant, Concord Realty, Concordville Subaru, with Mr. Charles Dobson, Engineer for the applicant, presented the plans for Concordville Subaru at 1713 Wilmington Pike. Mr. Dobson reviewed the entire details for the site and primarily discussed landscaping of the portion of the site within Chadds Ford Township, since a majority of the site is in neighboring Concord Township. He continued detailing the landscaping to be placed around the perimeter of the stormwater basin which was a

concern of the Planning Commission at the previous meeting. Mr. Dobson also discussed another concern of the Planning Commission regarding blocking visibility of car inventory with landscaping, per suggested plant types by the Township Land Planner, Thomas Comitta. Commissioner Hoxter confirmed with Mr. Dobson the types of plantings to be used and that they were year-round plantings. Mr. Dobson confirmed that the applicant has responded to all of the requests from both Chadds Ford and Concord Townships. Chairman Huffman confirmed that no sidewalk would be built in the front part of the property. He also confirmed lighting of the site. Chairman Huffman inquired about stormwater management which Engineer Schneider responded to. Chairman Huffman also inquired about the process with PennDOT which Mr. Dobson responded to was proceeding properly. Mr. Stivale, attorney for the applicant, commented that \$30,000 would be deposited with the Township for traffic and roadway improvements. Chairman Huffman inquired about the test drive route and Mr. Stivale also responded that there were limitations per the Township's ZHB decision.

Chairman Huffman's first motion to recommend the Concord Realty, Concordville Subaru plan as presented with a waiver of a preliminary plan, an Environmental Impact Waiver, and a condition of complying with any future Township engineer review letters or land planner letters was seconded by Vice Chairman Singer and passed unanimously.

Chairman Huffman's second motion to recommend approval of the Conditional Use application submitted by Concord Realty, Concordville Subaru subject to the terms and conditions of the Township's ZHB recommendations was seconded by Vice Chairman Singer and passed unanimously.

Old Business: PRD Application, Harrier LLC, Wonderland Farms, Oakland Road (adjacent to Bellefair Lane)

Mr. Mike Dignazio attorney for the applicant, Harrier LLC, presented the status of the Wonderland Farms PRD residential development plan and commented that since their last appearance in front of the Township's Planning Commission the following issues have been addressed: pedestrian crossing across Oakland Road between the two residential parcels, stormwater management and onlot sewer. He continued that Mr. Martin Eustace, engineer for the applicant, will further describe the conditions and a 30-day extension will be granted to the Township to render a decision on the application to allow more time. Mr. Eustace discussed the following: road maintenance such as striping the road, speed tables, minimum distances and a crosswalk for pedestrians along Oakland Road. He discussed the 5-point intersection at Historic Dilworthtown and the topography. He also discussed stormwater management improvements. Regarding the parcel where twin-style homes are to be built, Mr. Eustace discussed parking and an alleyway which would allow twin owners access to their homes. Vice Chairman Singer asked for further clarification of the layout of the twin-style homes.

Samantha Reiner, Vice Chair of the Board of Supervisors and Webb Road resident, inquired about the dark green shading on the plan, which Mr. Eustace responded represented dedicated open space. He continued, pointing to one dark green area as being an area to be designated for snow stockpiling when there is a need for snow removal

during the winter months.

Commissioner Hoxter asked for further clarification on parking on both residential sides, which Mr. Eustace responded to pointing out where parking was designated.

Christine Iacono, Oakland Road, recommended the Township consider closing off Oakland Road.

Ed Kisco, Bellefair Lane, expressed concern over closing off Oakland Road. He also expressed general concern of the state of Oakland Road, the 5-point intersection at Historic Dilworthtown and increasing traffic along the road.

Manager Seroock commented that the Township is taking into consideration all of the traffic concerns in the Township.

Noelle Barbone, Supervisor and Bellefair lane resident, also expressed that traffic calming measures are being taken into consideration.

It was agreed that the applicant would be back in front of the Planning Commission at the May meeting.

New Business: Minor Lot Line Change, 134 Rocky Hill Road and 334 Ridge Road (Zantzinger's and Feinman's)

Jim Fritch, engineer representing the applicants, the Feinman's of 334 Ridge Road and the Zantzinger's of 134 Rocky Hill Road, presented the application for the minor lot line change between the two properties. The comments of the Township engineer's review letter were addressed, specifically, adding a neighboring property to the plan, setting iron pin markers, adding the proper zoning tables to the plan, removing the fence and submitting the new deeds. Mr. Fritch confirmed that all of the comments from the Township engineer have been addressed. Solicitor Mckenna asked for further clarification regarding the driveway. Commissioner Hoxter confirmed that the Township engineer's comments were addressed.

Chairman Huffman's motion to recommend approval of the lot line change between 134 Rocky Hill Road and 334 Ridge Road as presented on the revised April 13th submitted plan of the properties, subject to the applicant complying with any future engineering requests from the Township after a subsequent review, and including a waiver of a preliminary plan, was seconded by Commissioner Hoxter and passed unanimously.

Adjournment

Commissioner Hoxter's motion to adjourn the meeting at 9:05PM was seconded by Chairman Huffman and passed unanimously.

Respectfully submitted,

Matt DiFilippo, Township Secretary/ Assistant to the Manager